

- C. Lot - A portion of a subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both. The word "lot" includes the words "plat" and "parcel".
1. Corner Lot - A lot abutting upon two streets at their intersection.
 2. Double-Frontage Lot - A continuous (through) lot which is accessible from both of the parallel streets upon which it fronts.
 3. Reverse-Frontage Lot - A continuous (through) lot which is accessible from only one of the parallel streets upon which it fronts.

III. Subdivision

- A. Subdivider - Any person, firm, corporation or official agent thereof, who subdivides or develops any land deemed to be a subdivision.
- B. Subdivision - All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale or building development, and all divisions of land involving the dedication of a new street or a change in existing streets; provided, however, that the following shall not be included within this definition nor subject to these regulations: (1) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards contained herein; (2) the division of land into parcels greater than ten acres where no street right-of-way dedication is involved, (3) the public acquisition by purchase of strips of land for the widening or opening of streets; (4) the division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards contained herein.
- C. Dedication - A gift, by the owner, of his property to another party without any consideration being given for the transfer. Since a transfer of property is involved, the dedication is made by written instrument and is completed with an acceptance.
- D. Reservation - A reservation of land does not involve any transfer of property rights. It simply constitutes an obligation to keep property free from development for a stated period of time.